



GRISDALES

PROPERTY SERVICES



16 Oaktree Crescent, Cockermouth, CA13 9HR

£400,000

WHAT A HOME AND WHAT A LOCATION! We're delighted to show you this fabulous four bedroomed detached family home in OAKTREE CRESCENT - one of the most desirable locations in Cockermouth all due to its close proximity to Outstanding Schools, health and sports facilities and the town centre with its great choice of independent shops, eateries etc.

This particular house has been lived in and loved by the present owners for over 50 years and has made a perfect family home but it's now ready for new owners and preferably someone who will look after it and appreciate its location, gorgeous gardens and its lovely south facing aspect over rooftops to All Saints Church and the Buttermere hills in the distance.

The accommodation has been well maintained over the years but there are opportunities to upgrade and personalise it to create your dream home. The garage is a great asset and it sits centrally on a super plot with lovely lawns and gardens surrounding it.

It speaks for itself but a viewing is a must!

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a composite door, with frosted glazing panels to the side and that leads into:

INNER HALLWAY

With useful understairs cupboard, stairs to the first floor and telephone point.

LIVING ROOM

18'4" x 12'4" (5.60 x 3.78)



A lovely bright and airy room with large windows to the front and rear, both with pelmets above. Gas fire in chrome frame on cream marble hearth with matching surround. Television point. Sliding doors with frosted glazing lead into:

DINING ROOM

11'5" x 9'1" (3.50 x 2.78)



With wood effect laminate floor and large sliding doors leading to the garden.

KITCHEN

15'5" x 7'3" (4.72 x 2.23)



Fitted with a range of base and wall units in light wood effect with chrome handles and laminate worktop over, with cream ceramic tile splashback. Includes integrated double electric oven, 4-ring gas hob over and extractor fan. Stainless steel sink unit and space for a fridge freezer. Tiled floor, window to the rear and window into the utility area.

CLOAKROOM

With WC and wall mounted boiler.

SUN ROOM/UTILITY

12'10" x 11'3" (3.92 x 3.44)



Fitted with base units with laminate work top over and includes stainless steel sink, plumbing for washing machine and space for a further appliance. Upvc door to the rear, and windows to the side and rear, concrete floor and pedestrian door leading into the garage.

STAIRS AND LANDING

The staircase leads to first floor landing, with window overlooking the front, useful built-in storage box and access into the loft.

BEDROOM ONE

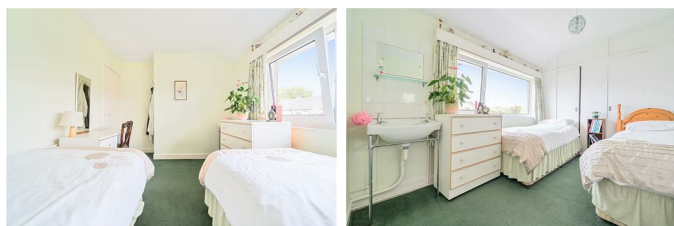
12'10" x 8'11" (3.92 x 2.72)



Double room with two windows to the front, each with pelmets.

BEDROOM TWO

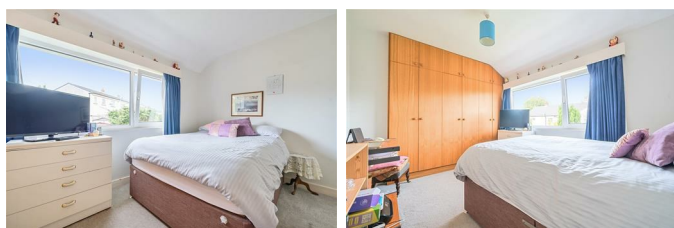
11'4" x 9'1" (3.46 x 2.78)



Double room to the rear with built-in cupboards with sliding doors. Large window overlooking the rear and with pelmet. Wash basin with tiled splashback, mirror and shelf.

BEDROOM THREE

10'9" x 9'1" (3.30 x 2.78)



Double room to the rear with large window with pelmet over. Good range of built-in wardrobes in natural wood.

BEDROOM FOUR

10'2" x 8'11" (3.10 x 2.74)



Double room to the front with large window and pelmet.

BATHROOM



Fitted with cast iron bath with two chrome taps, pedestal wash basin and WC. Fitted around sanitary fittings with white ceramic tiles. Cupboard housing cylinder tank and with shelving, frosted window to the rear with pelmet.

PARKING & GARAGE

16'11" x 8'11" (5.18 x 2.74)



A driveway leads to a single garage with concrete floor, up-and-over door, built-in shelving, tap and meters.

FRONT EXTERNAL



Pretty lawns either side of the drive, all very well maintained, with lovely shrub and floral borders and a super mixture of planting.

REAR GARDEN



With patio and steps leading up to the garden with well maintained lawn and pretty borders, shrubs etc. Vegetable growing area.

OUTLOOK



From the front of the property are fabulous south facing views

with a smashing outlook over the rooftops to the All Saints Church with the countryside and Lake District fells in the distance.

DIRECTIONS

From the Grisdales Office continue along Main Street towards Castlegate Drive, take the first left onto Isel Road and then the first right onto Oaktree Crescent. The property is on the left just beyond the turn to Cedar Lane.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

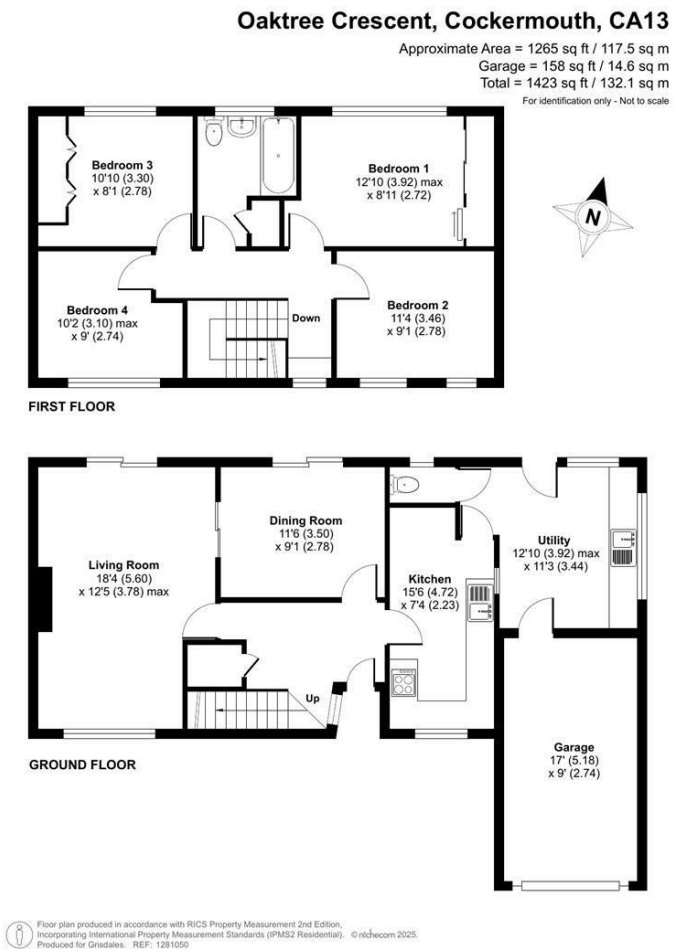
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

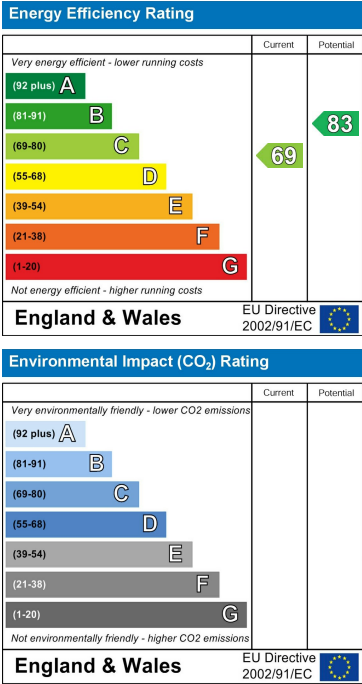
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.